

SE 1/4 OF THE SE 1/4, SEC. 21, TWP. 31 N., RGE. 5 E., W.M.

THIS BINDING SITE PLAN AND ANY DEDICATIONS THERETO IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE SAID OWNERS, SUBJECT TO THE FOLLOWING CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS AND REQUIREMENTS.

2. MIXED USE OVERLAY: THIS BINDING SITE PLAN MUST INCORPORATE COMMERCIAL/RETAIL/PROFESSIONAL AND CERTAIN MANUFACTURING USES ON THE LOTS/PARCELS WHICH FRONT ROADWAYS, AND PROVIDE FOR RESIDENTIAL DEVELOPMENT AT A DENSITY OF, 15 DU AC. MINIMUM, UPON THE INTERIOR LOTS/PARCELS OF THE PROPERTY AS DESCRIBED HEREIN. ALL DEVELOPMENT SHALL CONFORM TO THE CITY OF ARLINGTON MIXED USE DEVELOPMENT REGULATIONS.

4. GOVERNMENT EASEMENT: ANY GOVERNMENTAL ENTITY HAVING JURISDICTION OF THE LAND AND THE IMPROVEMENTS THERETO, AND ANY PUBLIC OR PRIVATE ENTITY PROVIDING UTILITY SERVICE THERETO, SHALL HAVE A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS SAID LAND FOR THE PURPOSES OF INSPECTION, MAINTENANCE, AND REPAIR OF SUCH UTILITY SERVICES.

6. BINDING EFFECT: THIS BINDING SITE PLAN (AND THE FOREGOING COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS) SHALL CONSTITUTE COVENANTS THAT RUN WITH THE LAND AS PROVIDED BY LAW AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS WHO ARE OR SHALL BECOME THE OWNER OF, OR OTHERWISE HAVE AN INTEREST IN THE LAND DESCRIBED HEREIN. THE PERSONAL OBLIGATIONS OF DECLARANT HEREUNDER SHALL TERMINATE AT SUCH TIME AS DECLARANT TRANSFERS ITS INTEREST IN THE LAND, PROVIDED THAT THE THEN OWNERS OF THE LAND SHALL CONTINUE TO BE OBLIGATED HEREUNDER AS APPLICABLE.

8. THE OWNER RELEASES, INDEMNIFIES AND HOLDS THE CITY OF ARLINGTON HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES, LIABILITIES OR INJUNCTIVE RELIEF OF WHATEVER NATURE ARISING FROM THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE AND DOWNSTREAM IMPACTS CAUSED BY OR ATTRIBUTABLE TO THE STORM WATER SYSTEM ONSITE.

SMARTCAP ARLINGTON AIRPORT INDUSTRIAL PARK QOZB LLC
A WASHINGTON LIMITED LIABILITY COMPANY

ITS: _____

FILED FOR RECORD AT THE REQUEST OF
STEVEN C. BERG
THIS ____ DAY OF _____, 20____, AT ____
MINUTES PAST ____M, AND RECORDED IN VOL. ____ OF PLATS,
PAGE ____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

DEPUTY AUDITOR

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21;
THENCE NORTH 87°34'27" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 55.03
FEET;
THENCE NORTH 00°33'32" EAST A DISTANCE OF 280.15 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00°33'32" EAST A DISTANCE OF 557.21 FEET TO A POINT OF CURVATURE;
THENCE 102.96 FEET ALONG A TANGENT CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A
RADIUS OF 586.76 FEET AND
CONSUMING A CENTRAL ANGLE OF 10°03'05";
THENCE NORTH 87°34'27" WEST A DISTANCE OF 1095.75 FEET;
THENCE SOUTH 02°25'32" WEST A DISTANCE OF 659.00 FEET;
THENCE SOUTH 87°34'27" EAST A DISTANCE OF 1126.25 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

STATE OF WASHINGTON)
)SS
COUNTY OF _____)

DATED: _____, 20____

RESIDING AT: _____

COMMISSION EXPIRES: _____

BUILDING HEIGHT:	BUILDING A & B PROPOSED & EXISTING 35.5'
TOTAL LOT COVERAGE:	EXISTING IMPERVIOUS AREA=301,665.81
ENVIRONMENTAL CONDITIONS	N/A
PARKING STALLS	
PROPOSED LOT A:	EXISTING - 263 STALLS / 7 HANDICAP STALLS / TOTAL = 270 STALLS REQUIRED - 102
PROPOSED LOT B:	EXISTING - N/A FUTURE REQUIRED - 284 STALLS



THE CITY OF ARLINGTON HEREBY DETERMINES THAT THIS BINDING SITE PLAN CONFORMS TO THE ARLINGTON MUNICIPAL CODE GOVERNING BINDING SITE PLANS AND THE CITY OF ARLINGTON ZONING REQUIREMENT, AND IS HEREBY APPROVED. NOTED THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT OR GUARANTEE THE ACCURACY OF THIS SUBDIVISION INFORMATION.

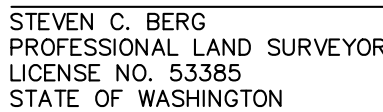
MARC HAYES, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING _____ TAXES.

TREASURER, SNOHOMISH COUNTY

DEPUTY COUNTY TREASURER, SNOHOMISH COUNTY

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SMARTCAP ARLINGTON AIRPORT INDUSTRIAL PARK QOZB LLC, ON THE DATE OF SIGNATURE. I HEREBY CERTIFY THAT THIS MAP FOR CITY OF ARLINGTON MUNICIPAL AIRPORT IS BASED UPON THE ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT TO BE REFLECTED ON THE MAP IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIAL COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.



DATE _____

STATE OF WASHINGTON)
)SS
COUNTY OF SNOHOMISH)

ON THIS DAY, BEFORE ME, STEVEN C. BERG, PERSONALLY APPEARS, PROVED TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITH AND FORGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

DATED: _____, 20____

PRINTED NAME: _____

RESIDING AT: _____

COMMISSION EXPIRES: _____

A.F.N.:

SE 1/4 OF THE SE 1/4, SEC. 21, TWP. 31 N., RGE. 5 E., W.M.
SNOHOMISH COUNTY, WASHINGTON

NORTH PEAK ASSOCIATES LLC
PROFESSIONAL LAND SURVEYORS

17270 WOODINVILLE REDMOND ROAD NE, SUITE 705
WOODINVILLE, WA 98072 (206) 601-4682

DWN. BY: RvM	SCALE: N/A
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DATE: 4/13/2022	SHEET 1 OF 3
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VOL./PG.

BINDING SITE PLAN
SMARTCAP ARLINGTON INDUSTRIAL PARK
CITY OF ARLINGTON, SNOHOMISH COUNTY, WA
SE 1/4 OF THE SE 1/4, SEC. 21, TWP. 31 N., RGE. 5 E., W.M.

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SURVEY NOTES

- THIS SURVEY WAS PERFORMED ACCORDING TO THE TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, GUARANTEE NO. 221570-SC, DATED APRIL 13, 2022. NORTH PEAK ASSOCIATES LLC HAS CONDUCTED NO INDEPENDENT TITLE SEARCH AND HAS WHOLLY RELIED ON SAID COMMITMENT.
- FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND A 3 SECOND DIRECT READING TOTAL STATION. METHOD: GPS, TRAVERSE AND RADIAL SURVEY. PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.
- SITE CONTAINS 734,815± SQUARE FEET (16.8690± ACRES)
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JANUARY 18, 2022 ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY, 2022.
- ALL DISTANCES ARE IN U.S. SURVEY FEET AND REPRESENT GROUND MEASUREMENTS.

LEGEND



FOUND MONUMENT (AS NOTED)

BASIS OF BEARINGS

NORTH 87°34'27" WEST, BETWEEN TWO FOUND MONUMENTS AT THE SOUTHEAST SECTION CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

HORIZONTAL DATUM

NAD 83/2011

VERTICAL DATUM

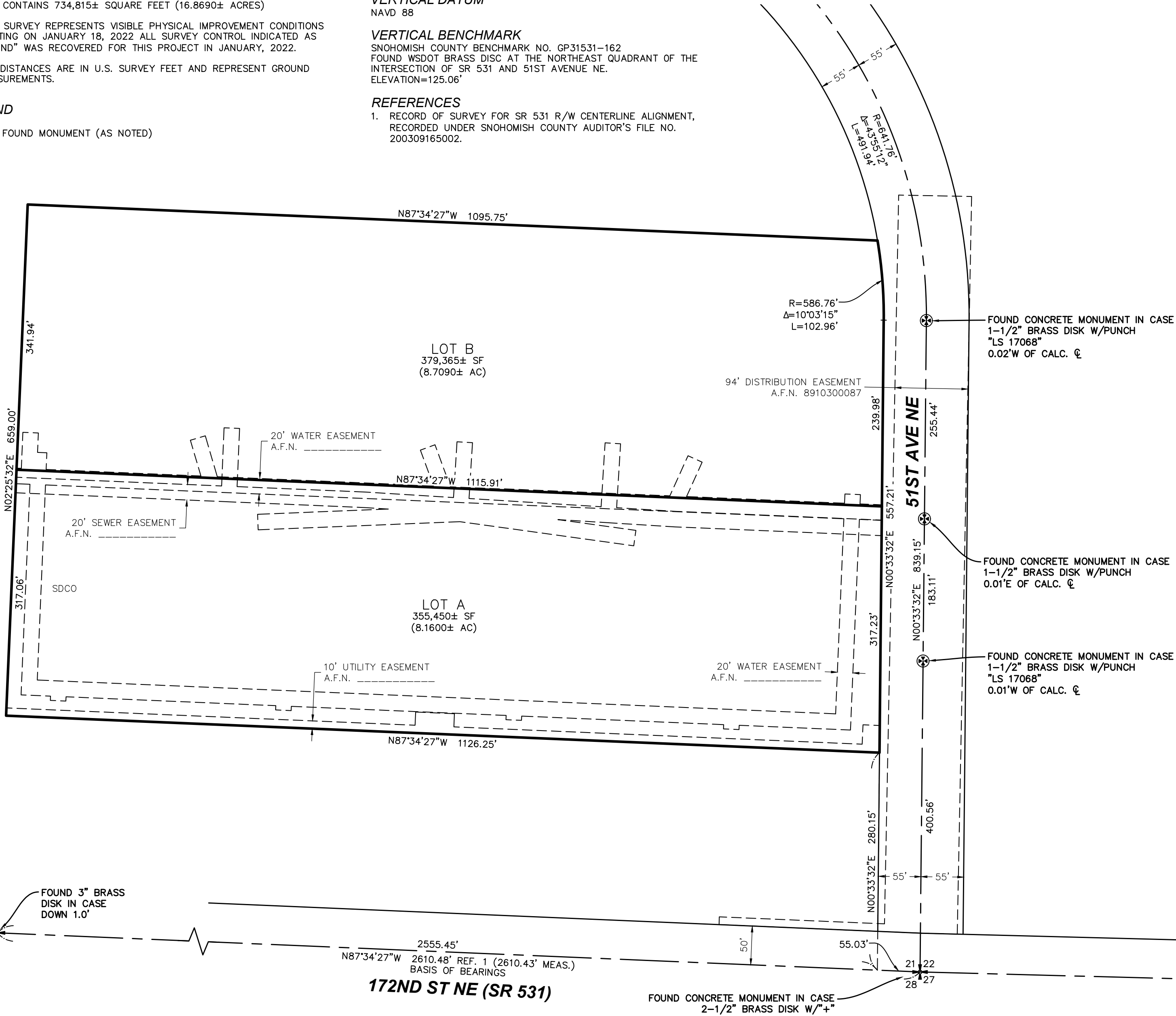
NAVD 88

VERTICAL BENCHMARK

SNOHOMISH COUNTY BENCHMARK NO. GP31531-162
FOUND WSDOT BRASS DISC AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF SR 531 AND 51ST AVENUE NE.
ELEVATION=125.06'

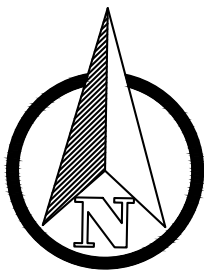
REFERENCES

- RECORD OF SURVEY FOR SR 531 R/W CENTERLINE ALIGNMENT, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200309165002.

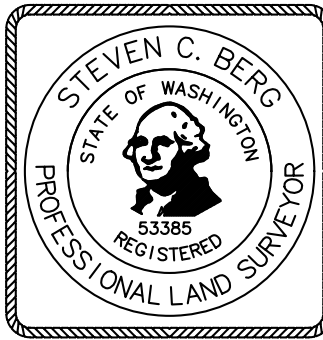


RESTRICTIONS

- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, IF ANY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 1356180. (SURVEYOR'S NOTE: BLANKET IN NATURE)
- THIS SITE IS SUBJECT TO AN ELECTRIC DISTRIBUTION EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 8910300087. (SURVEYOR'S NOTE: PLOTTED)
- THIS SITE IS SUBJECT TO AN ELECTRIC DISTRIBUTION AND COMMUNICATION EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND GTE NORTHWEST, INC., AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 9708250600. (SURVEYOR'S NOTE: NOT PLOTTED; OVER LINES AS CONSTRUCTED)
- THIS SITE IS SUBJECT TO TERMS AND PROVISIONS OF A COMMUNITY DEVELOPMENT SPECIAL USE PERMIT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200506151020. (SURVEYOR'S NOTE: BLANKET IN NATURE)
- THIS SITE IS SUBJECT TO TERMS AND PROVISIONS OF A COMMUNITY DEVELOPMENT ZONING PERMIT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200507060747. (SURVEYOR'S NOTE: BLANKET IN NATURE)
- THIS SITE IS SUBJECT TO TERMS AND PROVISIONS OF A DEVELOPMENT AGREEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200508300766. (SURVEYOR'S NOTE: BLANKET IN NATURE)
- THIS SITE IS SUBJECT TO AN ELECTRIC DISTRIBUTION AND COMMUNICATION EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC., AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200803190693. (SURVEYOR'S NOTE: BLANKET IN NATURE)
- THIS SITE IS SUBJECT TO A UTILITY EASEMENT GRANTED TO CITY OF MARYSVILLE, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200901080182. (SURVEYOR'S NOTE: PLOTTED)
- THIS SITE IS SUBJECT TO AN ELECTRIC DISTRIBUTION AND COMMUNICATION EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC., AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200911100586. (SURVEYOR'S NOTE: NOT PLOTTED; OVER LINES AS CONSTRUCTED)
- THIS SITE IS SUBJECT TO AN ELECTRIC DISTRIBUTION AND COMMUNICATION EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC., AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 201007070481. (SURVEYOR'S NOTE: NOT PLOTTED; OVER LINES AS CONSTRUCTED)
- THIS SITE IS SUBJECT TO AN ELECTRIC DISTRIBUTION AND COMMUNICATION EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 202010261227. (SURVEYOR'S NOTE: NOT PLOTTED; OVER LINES AS CONSTRUCTED)



100 0 50 100
1 INCH = 100 FT.



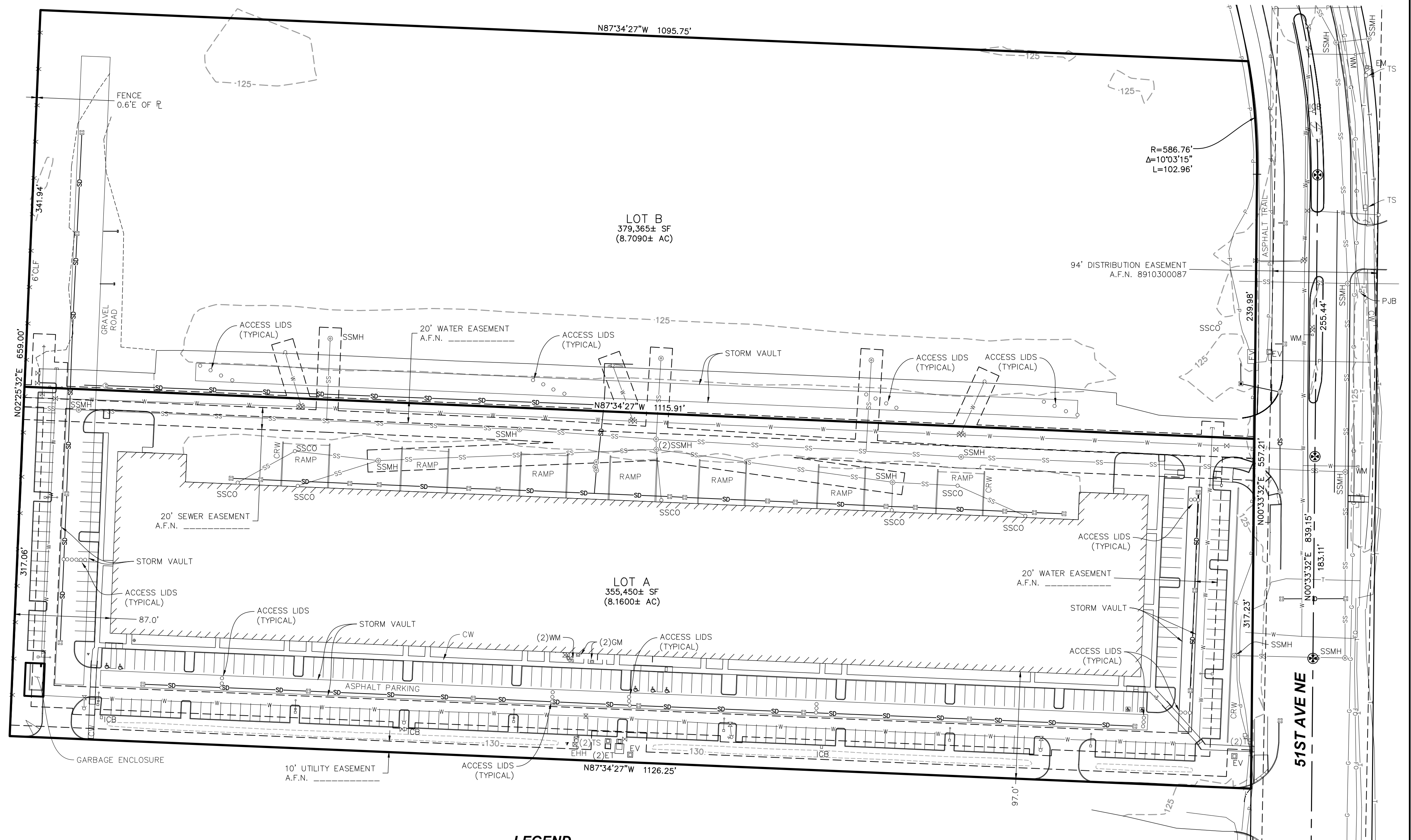
NORTH PEAK ASSOCIATES LLC
PROFESSIONAL LAND SURVEYORS

17270 WOODINVILLE REDMOND ROAD NE, SUITE 705
WOODINVILLE, WA 98072 (206) 601-4682

DWN. BY: SCB	SCALE: 1" = 100'
CHK. BY: RVM	JOB NO.: 20-69
DATE: 04/21/2022	SHEET 2 OF 3

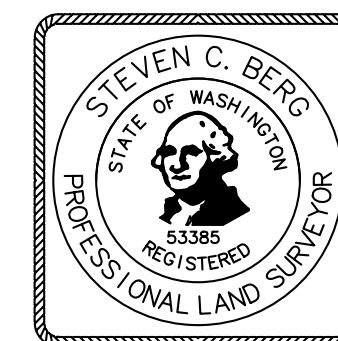
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CITY OF ARLINGTON, SNOHOMISH COUNTY, WA
SE 1/4 OF THE SE 1/4, SEC. 21, TWP. 31 N., RGE. 5 E., W.M.

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LEGEND

⊕	AREA DRAIN	FO	FIBER OPTICS	⊙	MANHOLE
ASPH	ASPHALT	⚡	FIRE DEPARTMENT CONNECTION (FDC)	P	ELECTRICAL LINE
CO	CLEANOUT	⊙	FIRE HYDRANT	SD	STORM DRAIN
SS	SANITARY SEWER	⊗	FOUND MONUMENT IN CASE	TS	TELEPHONE SENTRY
CRW	CONCRETE RETAINING WALL	G	GAS MAIN	TV	TELEPHONE VAULT
CW	CONCRETE WALK	GM	GAS METER	WV	WATER VAULT
DWY	DRIVEWAY	GV	GAS VALVE	W	WATER MAIN
EHH	ELECTRICAL HANDHOLE	⊙	HANDICAP PARKING	WM	WATER METER
EM	ELECTRICAL METER	ICB	IRRIGATION CONTROL BOX	⊗	WATER VALVE
ET	ELECTRICAL TRANSFORMER	⊙	LIGHT POLE (METAL)	▼	YARD LIGHT
EV	ELECTRICAL VAULT				



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17270 WOODINVILLE REDMOND ROAD NE, SUITE 705
WOODINVILLE, WA 98072 (206) 601-4682

DWN. BY: SCB	SCALE: 1" = 60'
CHK. BY: RVM	JOB NO.: 20-69
DATE: 04/21/2022	SHEET 3 OF 3